

**PLANTING SPECIFICATION**

- GENERALLY**
- Timing: Planting shall be implemented during the first planting season from November to March following substantial development completion or phases thereof.
  - Plant Stock: Plant stock must be in strict accordance with plants shown on the drawings. All plants are to be supplied by nurseries registered with the HITA Nursery certification scheme in accordance with the National Plant Specification.
  - British Standard: All tree and shrub planting and turling shall be carried out in accordance with British Standard BS3938 & 4428.
  - Planting Conditions: No planting shall take place when the ground is frozen, wet or waterlogged or in excessively windy conditions, or in any other conditions that could adversely affect the successful establishment of plant material. All plants on site to be protected from adverse weather conditions.
  - Planting Positions: All plants must be planted in the exact locations shown on the drawings, if this is not possible due to site layout changes or unmarked service runs etc, then changes must be agreed and confirmed in writing by the Contract Administrator.
  - Watering: Prior to planting All container grown and root balled planting stock shall be thoroughly watered before planting on the same day as the planting operation.
- PLANTING BEDS**
- Herbicide Application: Spray planting beds with translocated herbicide if there is any pernicious perennial weed growth. Allow weed growth to die off and repeat treatments if necessary to ensure that planted areas are free from perennial weed growth prior to further cultivation. Spraying to be carried out in accordance with COSHH regulations 1994.
  - Cultivation: Rotovate all planting beds to 300mm depth to form an open textured free draining growing medium. Remove all stones and other debris larger than 100mm and remove all litter and vegetative matter. Incorporate Fisons 'Ticor' 140 Day 16, 10, 10 slow release fertilizer at a rate of 100 grams per m<sup>2</sup> in accordance with the manufacturer's instructions. Incorporate at 25 litres per m<sup>2</sup> of compost to be of a peat free type. Areas of existing soil that have become compacted shall be broken up and loosened by hand forking or deep ripping to a depth of 800mm to a minimum of a 1m radius from the proposed tree position. In accordance with BS 5837:2005 6.2.2.
  - Double Staking Large Staked Trees: Stake trees with a girth size between 15cm and 16cm with two stakes, 1.8m long x 100mm diameter, driven vertically into base of pit, approximately 600mm apart. Finished height of stakes to be one third the clear height of the stem, cut stakes if necessary to achieve this height. Fix timber cross board 30mm x 200mm x 700mm (approx) to stakes. Top edge of board to be flush with tops of stakes, board to be fixed with 2no. 75mm large headed wire nails per post.
  - Planting Position: Trees to be staked with single staked trees and 20mm from top edge of cross board for double staked trees. Supply and install 'Metrol' irrigation system by Greenleaf Tel 01424 717789 to each tree with a stem girth of 8cm or more in accordance with manufacturer's instructions. Backfill free pit with topsoil and firm in after planting.
  - Mulching: Trees and shrub beds - include mulch on per adjacent shrub planting. Free pits in grass areas - Ensure finished soil level is 100mm below adjacent grass surface to a radius of 500mm from the base of the tree, thus forming a neat circle. Spread 80mm depth of County Mulch Ltd 'Graded Forest Chip' available from County Mulch Ltd Tel: 01449 721729.
  - Watering: Water in each plant position with 15 litres, or to field capacity upon planting, or at the end of the day during which the planting was carried out.

- TREES**
- Excavation: Excavate pits so that the diameter / depth of the pit allows a gap of approximately 75mm between the extent of the roots and the side of the pit. Remove all stones and other debris over 100mm diameter and all vegetative material. Remove any excavated material that is not suitable to form an open textured free draining growing medium and replace with topsoil.
  - Cultivation: Loosen sides and bottom of pit to encourage drainage. Mix backfill with 100 grams of Fisons 'Ticor' 140 Day 16, 10, 10 slow release fertilizer, in accordance with the manufacturer's instructions and 25 litres of compost, to be of a peat free type. Areas of existing soil that have become compacted shall be broken up and loosened by hand forking or deep ripping to a depth of 800mm to a minimum of a 1m radius from the proposed tree position. In accordance with BS 5837:2005 6.2.2.
  - Double Staking Large Staked Trees: Stake trees with a girth size between 15cm and 16cm with two stakes, 1.8m long x 100mm diameter, driven vertically into base of pit, approximately 600mm apart. Finished height of stakes to be one third the clear height of the stem, cut stakes if necessary to achieve this height. Fix timber cross board 30mm x 200mm x 700mm (approx) to stakes. Top edge of board to be flush with tops of stakes, board to be fixed with 2no. 75mm large headed wire nails per post.
  - Planting Position: Trees to be staked with single staked trees and 20mm from top edge of cross board for double staked trees. Supply and install 'Metrol' irrigation system by Greenleaf Tel 01424 717789 to each tree with a stem girth of 8cm or more in accordance with manufacturer's instructions. Backfill free pit with topsoil and firm in after planting.
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- GRASS- SEED AND TURF**
- Herbicide Application: Spray areas with translocated herbicide if there is any pernicious perennial weed growth. Allow weed growth to die off and repeat treatments if necessary to ensure that areas are free from perennial weed growth prior to further cultivation. Spraying to be carried out in accordance with COSHH regulations 1994. NB herbicide application should be carried out approximately six weeks after soil rotovated i.e. once dormant weed seed and existing vegetation has begun to regenerate new growth.
  - Cultivation - Areas that have been recently rotovated all areas to 150mm depth. Rate to create a fine 8th and even surface. Remove all stones and organic debris greater than 20mm diameter and all vegetative material. If ground conditions are dry and soil is loose, then lightly consolidate area with garden roller in order to eliminate soft spots. If ground conditions are wet, then either allow area to dry prior to cultivating, or spread 5-10mm of sharp sand over area prior to laying turf and ensure that area is not walked on for 3-4 weeks after turf has been laid, in order to allow ground to settle evenly - scarified boards can be placed over the lawn to allow access during this period. NB ensure that final level of grass areas within 500mm of edge are 10mm below adjacent paved surfaces, to allow mowing and surface water run off.
  - Turfing to the rear gardens: Turf shall have no more than 40% ryegrass content. All turf shall be laid on a suitably raised 8th and rolled in. Watering will be carried out prior to and immediately after the turf is laid to ensure adequate moisture levels. Watering will then be carried out every few days as necessary until the grass has established. Seeding shall be similarly carried out after a suitable 8th has been raised, seeding to be at the level recommended by the supplier (eg. 50 per m<sup>2</sup> and 30g per m<sup>2</sup> to rear gardens).
  - Turf Supply: Turf and ensure that any stored rolls are kept moist at all times. If ground is dry then water lightly prior to laying turf. Lay turf and firm in with a light roller if ground conditions are not wet. Water finished area to field capacity. Turf to be Rotown 'Medalor' or similar and approved.

- MAINTENANCE**
- Maintenance period: Carry out the following maintenance operations until planting is established. Ensure that maintenance operations are carried out as necessary to keep the works in a tidy condition throughout the maintenance period.
  - Weed control: Remove all weed growth by hand or treat with spot herbicide applications, taking care to avoid spray drift. Spraying to be carried out in accordance with COSHH regulations 1994. All plants to be removed from site.
  - Litter removal: Remove from site all litter and other debris during each service visit.
  - Pruning: Prune or dead, damaged, diseased or misshapen growth from shrubs and trees to promote good habit and shape.
  - Replacement: Replace or make good immediately, any soft landscape item that fails due to lack of water. Watering should consist of 5litres per shrub and 20 litres per tree and be carried out every other week (and weekly during drought conditions) from April to September for the first two years.

**Landscaping Notes:**

- Contractors/Engineers to ensure species and locations are acceptable in relation to underground services and compliance with NIBD 4.2 against foundation depths.
- To all areas where soft landscaping abuts external brickwork, provide 150mm gravel infill, using gravel board to prevent breaching of the DPC.
- Grass turfs to be provided to front gardens and communal areas which are neither hard nor soft landscaped with minimum 150mm topsoil supplied.
- Rear gardens are to be turfed with minimum 150mm topsoil supplied.
- Planting areas are to be topsoiled (300mm minimum) over cleared areas free from weed, roots, and debris with broken up soil.
- Planting areas to be watered thoroughly after planting and 50mm depth of mulch applied.
- Existing Hedges and trees are to be adequately protected during construction. Refer to Tree Survey and Arboricultural Implication Assessment for details of tree, canopy and root protection.
- Trees: The planting pit should be properly excavated to at least 75mm deeper and wider than the root system when fully extended with surrounding soil loosened with a forkand fresh peat free planting compost incorporated into the bottom of the pit. Backfilled with topsoil and peat free planting compost incorporated with slow release fertilizer.
- Topsoil in tree pits (and planting beds) should not be deeper than 300-400mm, below this depth should be subsoil.
- Tree planting should be completed between November - March.

Plant Schedule				
Shrubs / Hedges	Abb	Species	Height	Density
PHOTINIA	PHOTINIA	Photinia 'Little Red Robin'	30-50cm	5/m <sup>2</sup>
LAVEN	LAVEN	Lavendula Munstead	30-50cm	5/m <sup>2</sup>
HEBEMB	HEBEMB	Hebe 'Midsummer Beauty'	30-40cm	3/m <sup>2</sup>
ILEXC	ILEXC	Ilex crenata	25-30cm	3/m <sup>2</sup>
SPIGF	SPIGF	Spiraea japonica 'Goldflame'	30-40cm	3/m <sup>2</sup>
SARCON	SARCON	Sarcococca Confusa	30-40cm	3/m <sup>2</sup>

Trees			
Abb	Species	Height	Girth
KOEPA	Koelreuteria paniculata	400-500cm	16-18cm

**LEGEND:**

- Denotes 2390 x 1790mm timber garden shed for cycle storage etc, to have a permanent lock to BS 3621:2004. Shed to be securely fixed to concrete base.
- Pre-cast concrete paving slab to private garden areas to be 'Edale' by Bradstone, Colour: Grey or 'Dove Dale' by Cemex, Colour: Natural.
- Denotes 3 No 240 litre wheeled bins. General domestic waste & Recycling / food waste provided & collected by the Local authority on a weekly rotation basis.
- Provide min 1800mm high impregnated close boarded anti climb fences with gravel boards & concrete posts to boundaries between private gardens & public spaces and as privacy screen.
- Denotes Asphalt road finish. Sub base/construction to be as detailed by Engineer.
- Denotes proposed shrub planting please refer to tables/specification and notes as shown on the plan.
- Denotes permeable block paviors to parking bays - finish laid in herringbone pattern, with straight aligned Natural coloured blocks delineating the grouped parking bays. Permeable paving blocks to be Omega Flow by Brett, Colour - Brindle.
- Pre-cast concrete paving slabs to be 'Edale' by Bradstone, Colour: Grey or 'Dove Dale' by Cemex, Colour: Natural.
- Denotes traffic calming strip constructed in granite / conservation settings to engineers details

**Ecology Note:**  
The development shall be carried out in accordance with the approved Ecology Survey/Report by Wild Frontier Ecology.

**Legend:**

- ▲ = 130 x 130mm 'hedgehog gap' to be provided within base of fences at ground level, at intervals no more than 6metres.
- ▲ = Manthorpe Swift Nest Brick in Terracotta built in to external wall. The Swift Brick should be located high within the gable wall of the property, ideally at 5 metres high and above. Where possible, install in locations that are unlikely to receive large amounts of direct sunlight during the hottest times of the day, ideal places include below the overhang of the verge and barge board.
- ▲ = Ibstock enclosed bat box B or C built in to external wall, installed at high level.



Date	Revision	Description	Drawn	Checked
07.07.21	U	Red line amended to planning officers comments	AB	PW
22.06.21	T	Updated following comments from the NCC Landscape Design Officer / Planner	AB	PW
22.06.21	S	Updated following comments from the NCC Landscape Design Officer / Planner	AB	PW
03.06.21	R	Ecological Note and Enhancements added	AB	PW
03.06.21	Q	Details of soft and hard landscaping confirmed	AB	PW
04.04.18	P	Scheme amended to planners comments	AB	PW
15.02.18	N	Scheme amended to clients comments	AB	PW
12.01.18	M	Scheme amended to clients comments regarding rights of ways	AB	PW
19.12.16	L	Pit 1 parking space re-located	AB	PW
16.12.16	K	Pit 1 gate moved to planners comments	AB	PW
15.12.16	J	Amended to planners comments	AB	PW
25.11.16	H	Amended to clients/planners comments	AB	PW
17.11.16	G	Amended to clients/planners comments	AB	PW
16.11.16	F	Amended to clients comments	AB	PW
11.11.16	E	Amended to planners comments	AB	PW
14.10.16	D	Amended to clients comments	AB	PW
28.09.16	C	Amended to clients comments	AB	PW
31.08.16	B	Amended to clients comments	Drawn	Checked
15.08.16	A	Parking Spaces Amended	Drawn	Checked

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Project:	NCC GARAGE SITE, LAND TO REAR OF HANOVER ROAD, NR2 2HD		
Client:	ORWELL HOUSING		
Drq Title:	PROPOSED SITE PLAN	Drq Status:	PLANNING
Date:	AUG 2016	Scale:	1:100 @ A1
Drq No.:	PB770-PL03	Revision:	U

DISCLAIMER: This drawing was prepared for the Client, Project & Site stated below and for the purposes set out in the Project Particulars. Peter Wells Architects accepts no responsibility whatsoever outside the drawing to any other party or for any other purpose than those stated. This drawing is to be read in conjunction with all relevant drawings and specifications. ALL MEASUREMENTS ARE TO BE CHECKED ON SITE AND ANY DISCREPANCIES REPORTED TO PETER WELLS ARCHITECTS